



**FREESE
AND
NICHOLS**



**FARMERS
BRANCH**

City of Farmers Branch Public Meeting Stormwater Utility Study

September 10, 2014

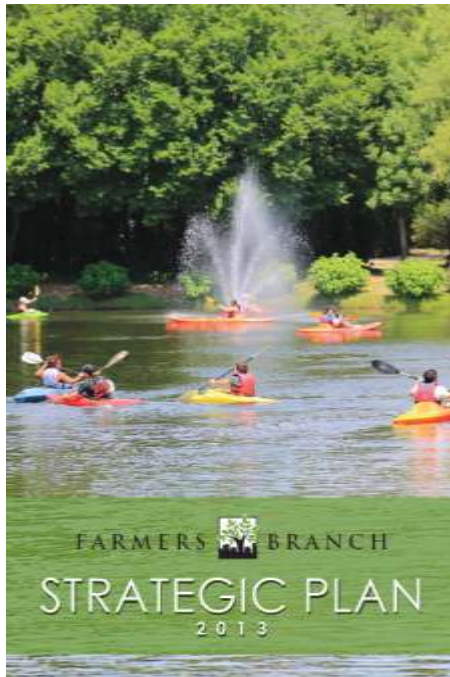
Motivations for action on stormwater funding



- **Regulatory compliance obligations**
 - TCEQ
 - FEMA
- **Storm system operations & maintenance**
- **Capital improvement projects**
 - Correct known flooding problems



Motivations for action on stormwater funding



Provide functional, sustainable and well-maintained infrastructure, facilities and equipment.

PUBLIC WORKS:

45. Continue process for expansion of the landfill

4

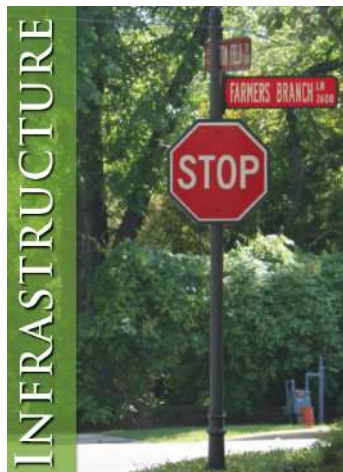
47. Install additional ornamental street signs according to the annual plan

48. Construct extension of trail system according to the Trail Master Plan as funds are available

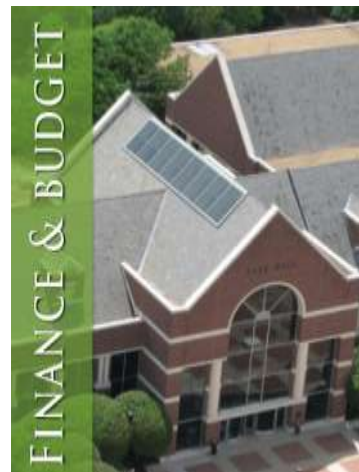
49. Seek grant funds to extend trail system according to the Master Trail Plan and extend trail as funds are available

5

51. Issue 22 million dollars in certificates of obligation for the purpose of upgrading city streets



INFRASTRUCTURE



FINANCE & BUDGET

Provide efficient and fiscally sound government through conservative budgeting, spending and resource management.

FINANCE:

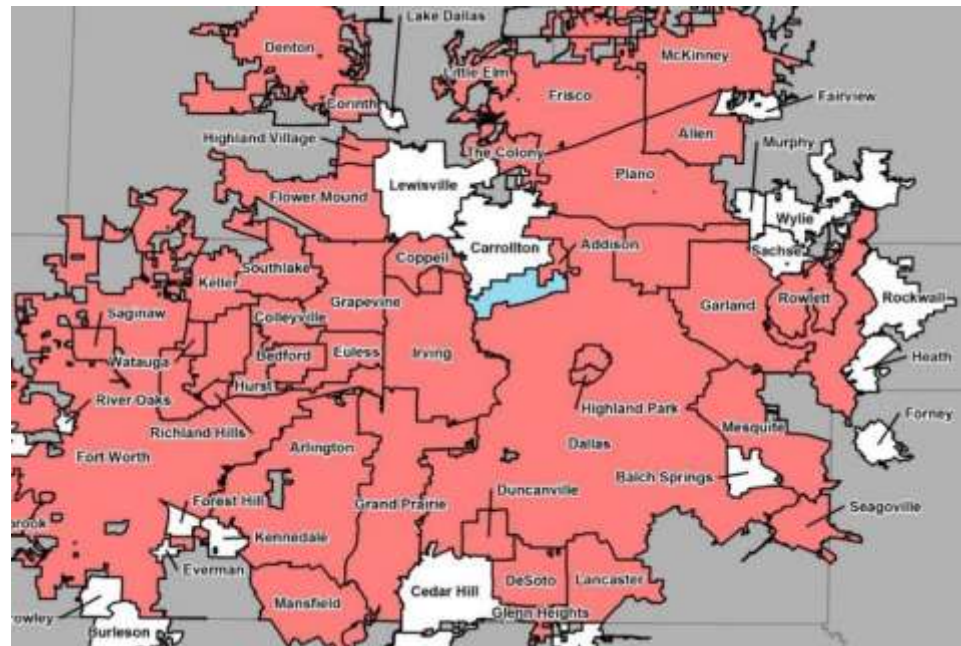
ALL DEPARTMENTS:

62. Apply for and utilize grant funding to enhance citizen services and to further the mission, values and goals of the City

What is a stormwater utility?



- Service-based user fee
- Fee based on properties' use of storm system
- Funds restricted to stormwater management uses
- Authorized by State Law
 - Local Government Code 552, Subchapter C
 - **Reasonable, equitable, non-discriminatory**



Stormwater services



Operations

- Street sweeping
- Daily administration
- Plan reviews
- Inspections & Compliance
- Household Hazardous Waste collection
- Inlet/conveyance debris removal
- Channel repair
- Vegetation management
- Hazardous spill management
- Public Awareness





Capital Projects



- Flood control
- Creek sediment removal
- Erosion protection
- Channel rehabilitation
- Channel reconstruction
- Repair/reconstruction of roadway at flood prone areas
- Water quality management
- Aeration & aquatic vegetation management
- Bridge & culvert construction



Mallon Park

Stormwater services



FY2014-2015 proposed budget*	Cost
Mallon Park Dredging	\$300,000
Winn Park Dredging	\$250,000
Street Sweeper (New Equipment)	\$220,000
Stormwater Utility Implementation	\$122,110
Vitruvian Water Rights Permit Consulting	\$60,000
Street Sweeping Contract	\$50,000
Subtotal	\$1,002,110
Operating Reserve (30 days)	\$122,000
Total	\$1,124,110

*Based on January 2015 fee implementation

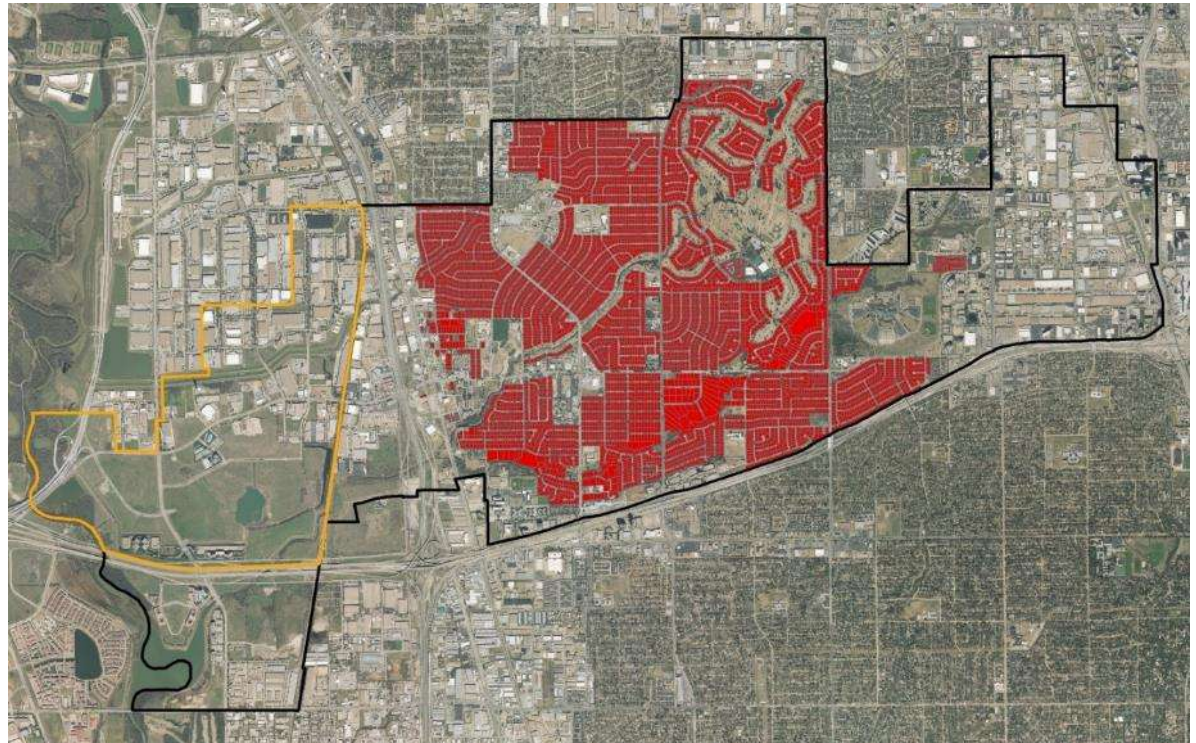
Stormwater utility creation process



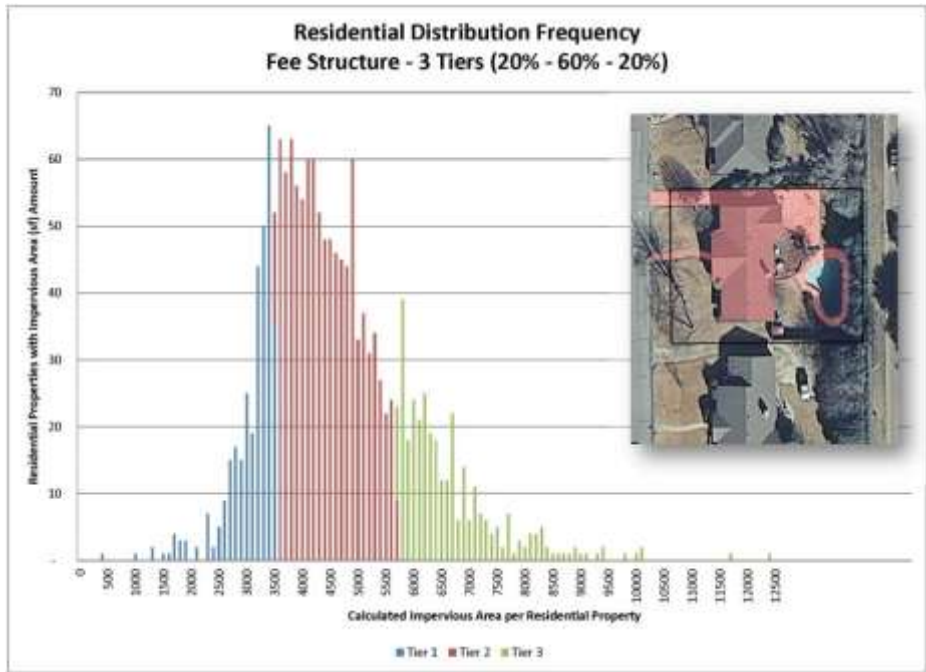
- Unit of measure of storm system use
- 7,000+ residential properties
- Sampled 100 residential properties
- Average residential impervious area



= 4,000 sf (1 ERU)



Stormwater utility creation process

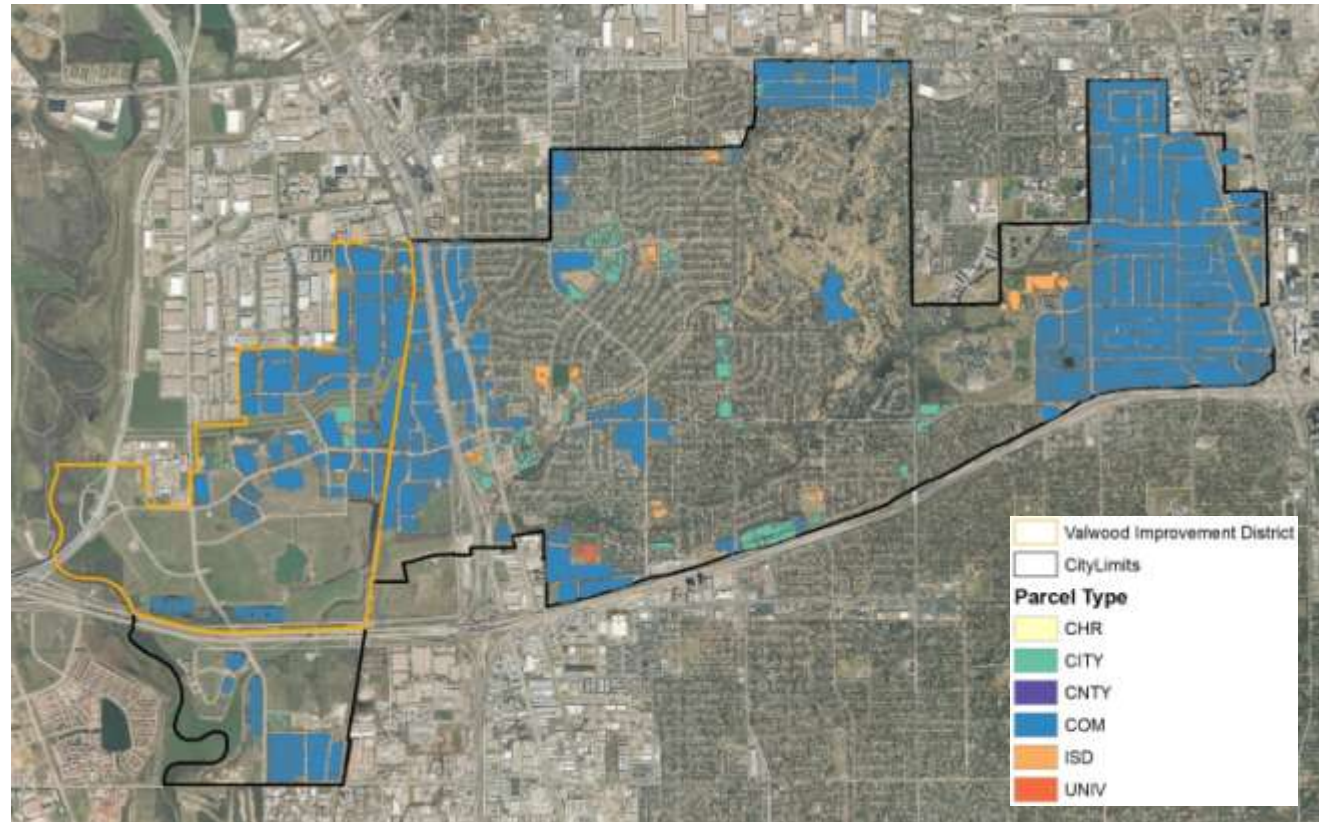


Tier	Total Impervious Area (square feet)	ERU per Residence	Residences	Impervious Area
1	<3,100 sf	0.67		
2	3,100 to <5,100 sf	1.00		
3	≥ 5,100 sf	1.60		

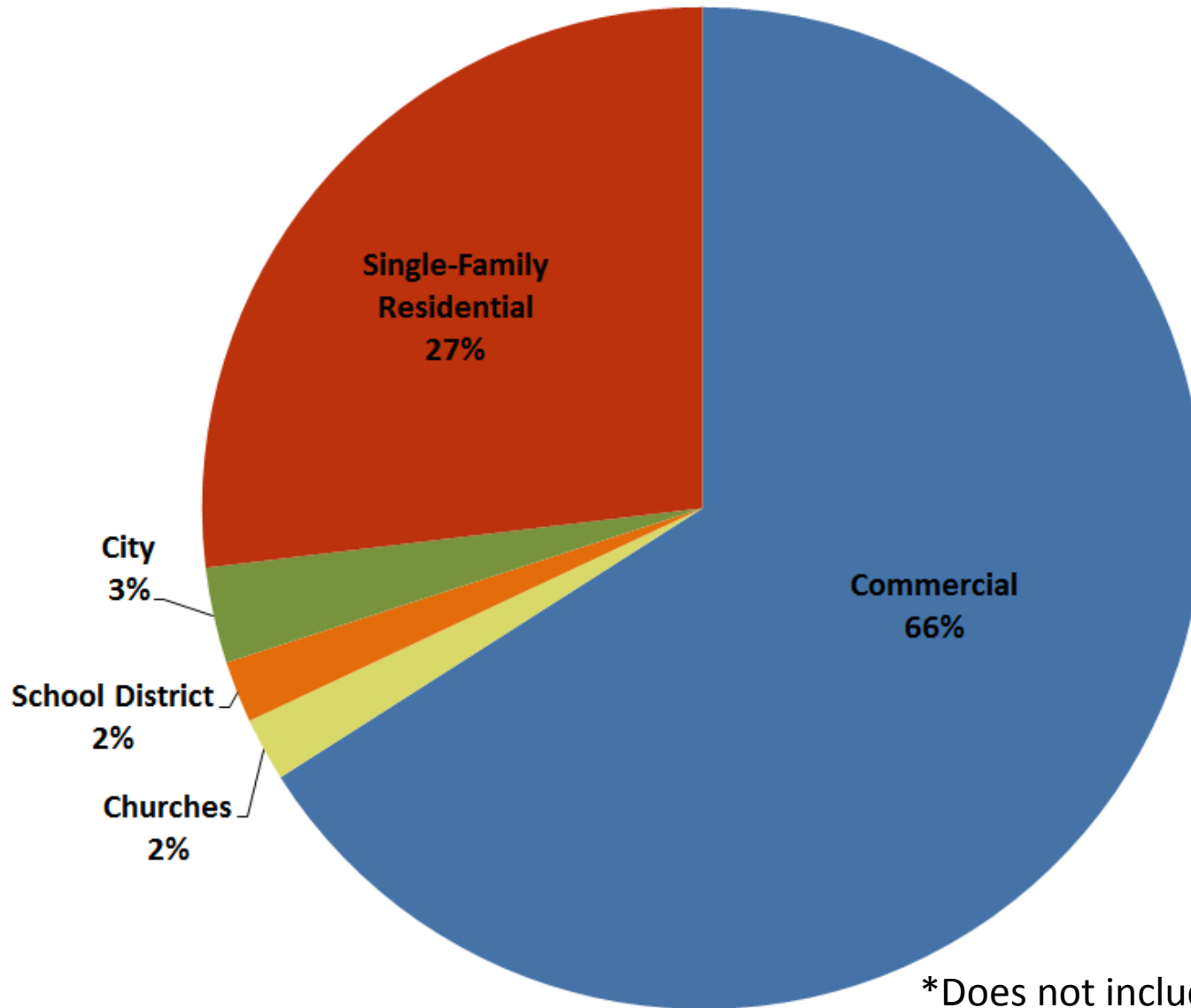
Stormwater utility creation process



- Assessed property by property
- Approximately 19,600 ERUs in 700 non-single family properties



Stormwater utility creation process

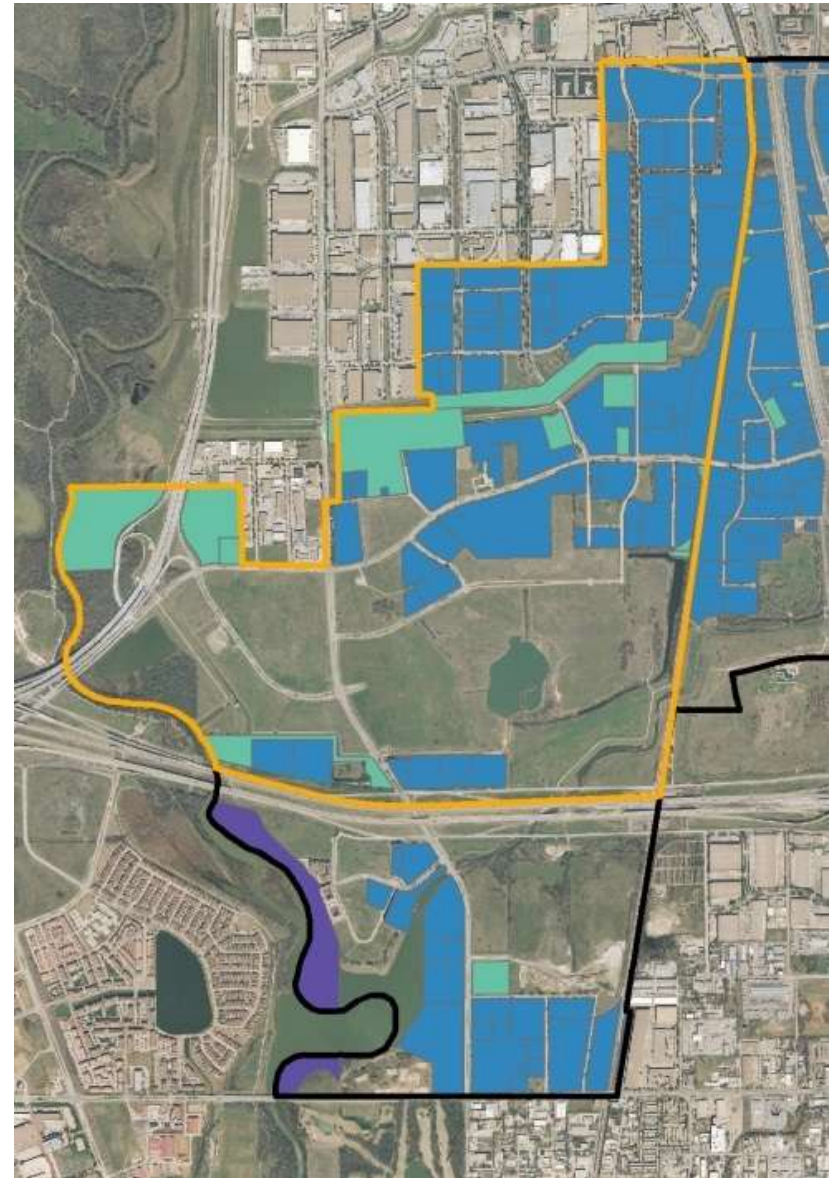
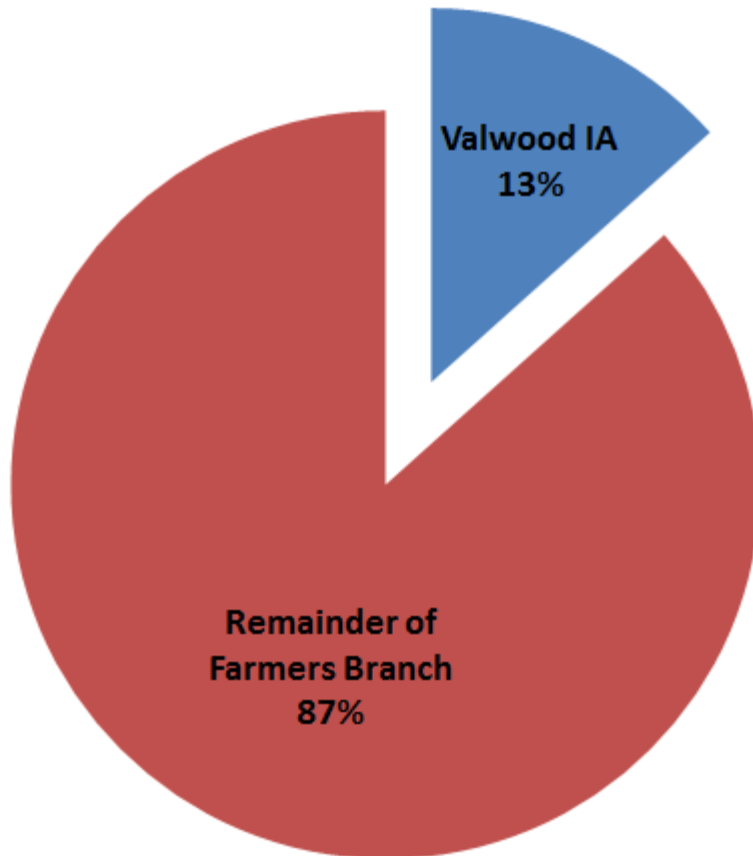


*Does not include exempt properties
(e.g. Brookhaven Community College)

Stormwater utility creation process



- Properties in VIA will not be charged in duplicate for services provided by VIA



Stormwater utility creation process



City Required to Exempt	City Allowed to Exempt	No Legal Basis for City to Exempt
•Undeveloped property	•City property	•Federal property
•Property with no impact to City's storm system	•County property	•Businesses •(i.e., recruitment incentives)
•Institutions of higher education	•School district property	•Properties with no •water/sewer/trash service
•Subdivided lot under construction	•Tax-exempt religious institution property	•Disabled
•State property		•Veterans
		•Senior citizens
		•Low/fixed income
		•Other property types not specified in LGC 552 C

*per Texas Local Government Code (LGC) 552, Subchapter C

Proposed fee structure



Stormwater Services	Monthly Rate
Residential Tier 1 (Smallest 20%)	\$3.05
Residential Tier 2 (Middle 60%)	\$4.50
Residential Tier 3 (Largest 20%)	\$7.20
Non-Single Family Residential (per ERU)	\$4.50
Projected FY 2015 Monthly Revenue	\$125,000
Projected FY 2015 Revenue (January 2015 Implementation)	\$1,125,000

Non-residential example



McDonalds
6 ERUs
\$27.00 per month



Google Maps 2014



Non-residential example



Surplus Building Materials

56 ERUs

\$252.00 per month



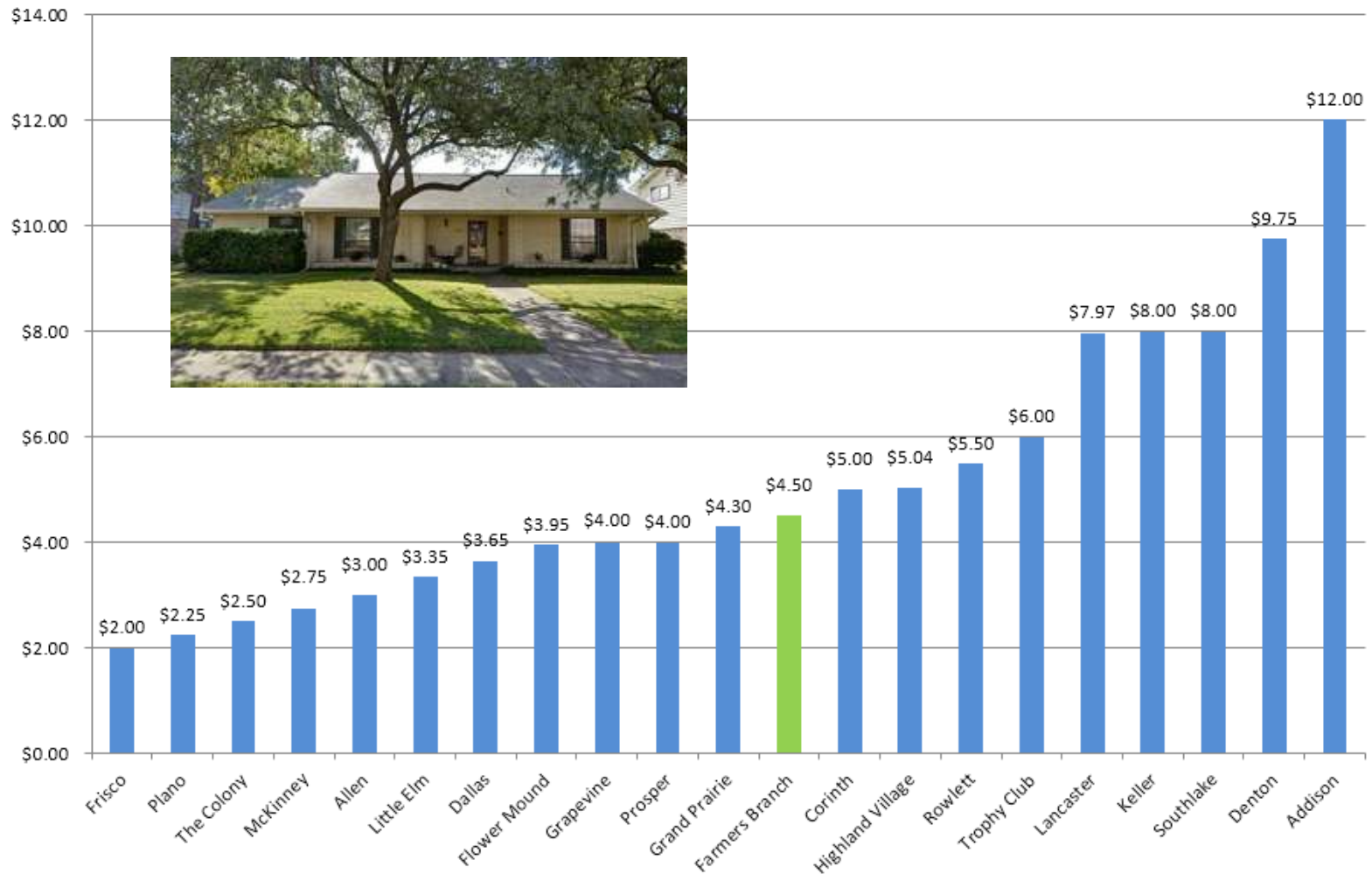
Bing Maps 2014



Stormwater utility rate comparison



Residential Monthly Stormwater Utility Charge for Selected Cities (10,000 sq. ft. lot size/4,000 sq. ft. impervious area)



Next steps



Public notices

- 3 times before public hearing
- begin at least 30 days before public hearing

Public meetings

- Hear citizen comments

Public hearing Council vote

- Stormwater utility ordinance
- Fee schedule resolution

Initiate stormwater fee

- line item on monthly utility bill

Initiate stormwater service plan & capital program

Aug-
Sept
2014

Sept
2014

Sept
2014

Jan
2015

2015



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